

1039 Kings Heights Road SE
Airdrie, Alberta

MLS # A2304190



\$540,000

Division:	Kings Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Bracket and Arm

Welcome to this exceptionally well-maintained 2-storey home in Kings Heights offering over 1,600 sq ft of above-grade living space and a layout that works seamlessly for everyday family life. The main floor features a bright and open concept design anchored by a comfortable living room with gas fireplace, flowing into a well appointed kitchen complete with dark cabinetry, granite countertops, stainless steel appliances, a central island, and corner pantry. The adjacent dining area overlooks the backyard, with direct access to a large rear deck measuring approximately 18' x 17', ideal for outdoor entertaining. A 2-piece powder room and access to the double attached garage (approx. 18' x 21') complete the main level. Upstairs offers three spacious bedrooms, including a large primary retreat measuring approximately 18' x 13', featuring a walk-in closet and a private 4-piece ensuite with jetted tub and separate shower. Two additional bedrooms (each over 140 sq ft), a full 4-piece main bathroom, and convenient upper-level laundry add to the functionality of this floor. The unfinished basement provides over 500 sq ft of development potential with a bathroom rough-in already in place, allowing for future customization to suit your needs. Outside, enjoy the fully fenced east-facing backyard, perfect for morning sun, along with a large deck that extends your living space outdoors. Immaculate and move-in ready, this home is ideally located close to parks, schools, shopping, and walking paths, making it an excellent opportunity for families looking to settle into a well-established and convenient neighborhood.